

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2014042081**

**Project Title:** Village One Specific Plan Amendment No. 26, General Plan Amendment, Precise Plan No. 35, Vesting Tentative Subdivision Map and Final Development Plan: The Crossings

Lead Agency: City of Modesto Contact Person: Katharine Martin  
 Mailing Address: 1010 Tenth St, Suite 3300 Phone: 209-577-5465  
 City: Modesto Zip: 95354 County: Stanislaus

**Project Location:** County: Stanislaus City/Nearest Community: Modesto  
 Cross Streets: Claus Road, east of Merle Avenue Zip Code: 95355

Longitude/Latitude (degrees, minutes and seconds): 37 ° 40 ' 15.6 " N / 121 ° 55 ' 15.6 " W Total Acres: 256

Assessor's Parcel No.: 014-026-017 and 014-026-034 Section: 13 Twp.: 3 Range: 3 Base: Mt Diablo

Within 2 Miles: State Hwy #: CA-132 Waterways: None  
 Airports: None Railways: Burlington Northern Santa Fe Schools: Freedom Ele.; Savage Middle Sch.

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Specific Plan Amendment

**Development Type:**

Residential: Units 527 Acres 34.1  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Zoning: SP (Village One Specific Plan) General Plan: BCR (Business Park-Commercial-Residential)

**Project Description:** *(please use a separate page if necessary)*

See Attached Page.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 10           | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____                               |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             |  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

### Local Public Review Period (to be filled in by lead agency)

Starting Date 11-15-23 Ending Date 12-15-23

### Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Modesto</u>	Applicant: <u>DR Horton Bay Inc.</u>
Address: <u>1010 Tenth St., Suite 3300</u>	Address: <u>3000 Executive Parkway, Suite 100</u>
City/State/Zip: <u>Modesto, CA 95354</u>	City/State/Zip: <u>San Ramon, CA 94583</u>
Contact: <u>Katharine Martin</u>	Phone: <u>925-459-4134</u>
Phone: <u>209-577-5465</u>	

Signature of Lead Agency Representative:  Date: 11-15-23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Project Description:** Village One Specific Plan Amendment No. 26, General Plan Amendment, Precise Plan No. 35, Vesting Tentative Subdivision Map and Final Development Plan: "The Crossings"

General Plan Amendments (GPA-22-001):

- Proposed amendment of the City of Modesto Urban Area General Plan Land Use Diagram to amend the land use of approximately 140 acres from Business Park-Commercial-Residential (BCR) to Residential (R), plus associated textual and exhibit amendments to the General Plan document.
- Proposed amendment of the Circulation Diagram to downgrade the classification of Claus Road between Sylvan Avenue and Briggsmore Avenue from an Expressway to a four-lane Principal Arterial Street.
- Proposed amendment of the Circulation Diagram to downgrade the classification of East Briggsmore Avenue between Claus Road and the BNSF Railroad crossing from an Expressway to a four lane Principal Arterial Street.
- Proposed amendment of text in Section VI.H.12 regarding minimum sizing of Neighborhood Parks.

Village One Specific Plan Amendment No. 26 (SPA-22-003):

- Proposed amendment of the land use diagram of the Village One Specific Plan, to amend approximately 140 acres from Business Park (BP) to Village Residential (VR) to allow for single family residential development, plus associated textual and exhibit amendments to the Specific Plan document.
- Together with an amendment to the Circulation Diagram of the Specific Plan to change the designation of Claus Road from a Class A Expressway to a four-lane Principal Arterial Street, and to change the designation of East Briggsmore Avenue east of Claus Road from a Class C Expressway to a four-lane Principal Arterial Street.

Precise Plan Document (PP-22-001):

- Proposed adoption of a Precise Plan document for the southerly 257 acres of Village One Precise Plan Area No. 35. The Precise Plan document outlines land uses, circulation plans and utility plans for the project area.

Vesting Tentative Subdivision Map "The Crossings" (TSM-22-002):

- Division of 84.1 acres of the Precise Plan area into 527 single-family residential lots (The Crossings).

Final Development Plan (FDP-22-003):

- FDP for the architecture and home siting of The Crossings project.